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Massachusetts
Historic
Curatorships

Building Conditions Survey
for
The Lamson House and Carriage Garage

at Bradley Palmer State Park
Topsfield, Massachusetts



Prepared by
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and
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for
Commonwealth of Massachusetts
Department of Environmental Management
Historic Curatorship Program
August 1995



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**HISTORIC CURATORSHIP PROGRAM
BRADLEY PALMER MANSION
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

FOREWORD

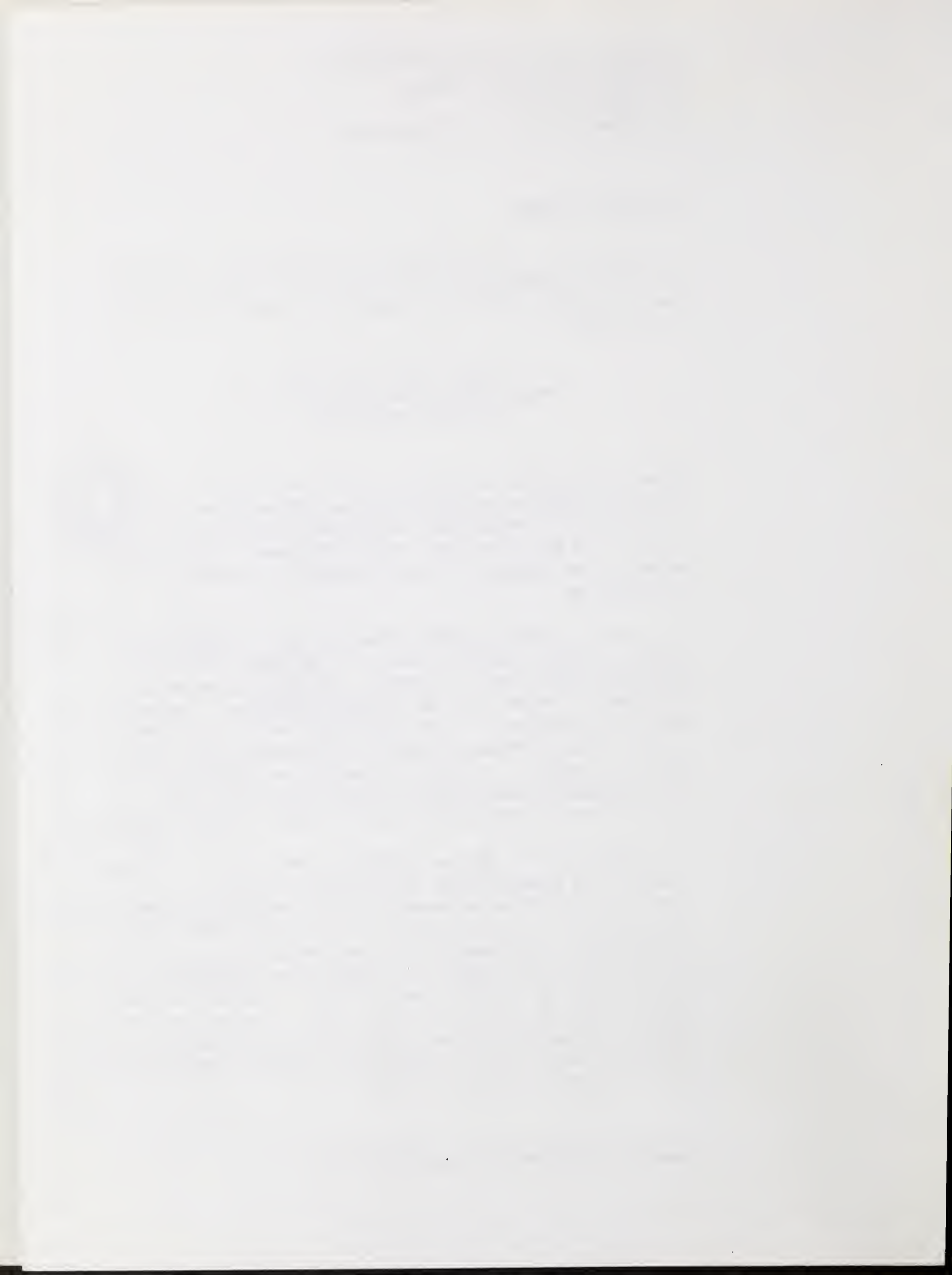
The Department of Environmental Management (DEM) is pleased to provide the following Building Conditions Survey in conjunction with the Request for Proposal (RFP) for the rehabilitation, adaptive reuse and lease of the historic

*Lamson House & Garage
located within Bradley Palmer State Park
Topsfield, Massachusetts*

DEM intends to lease the property to a Curator/Tenant through the Department's *Historic Curatorship Program*, under which the lease value is exchanged for the rehabilitation, adaptive reuse and maintenance of the property. The term of the lease is based on the value of improvements, maintenance and management services from which the annual fair market rent is deducted.

In an effort to provide potential proponents with information on the condition of the curatorship property and the approximate cost for rehabilitation, DEM hired an independent consulting firm specializing in the evaluation of historic structures. Ocmulgee Associates, Inc. inspected the building(s) and prepared this Building Conditions Survey according to a standard scope of services prepared by the Department for the Historic Curatorship Program. The general assumptions and limiting conditions of the assessment, including areas for further testing and analysis, are identified within the body of the report (For example, sections F, H & J).

It is important to note that the buildings in the Historic Curatorship Program are of considerable age and have been vacant for a number of years. While every effort was taken to provide a complete assessment of the structure(s), this report is based on the visible condition of all accessible areas of the property at the time of inspection. Furthermore, the report is based on available data provided by the Department to the inspection team of Ocmulgee Associates, Inc. Potential hazardous conditions have been identified wherever possible, but respondents should exercise caution in inspecting the property. DEM also recommends that the Curator/Tenant conduct an independent inspection of the property prior to beginning work on the building(s).



**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

A. General Description and History of the Lamson House

General. The Lamson House is the last remaining building of an original complex of farm structures on the banks of the Ipswich River. Today, it is within the boundaries of Palmer Bradley state park. Twentieth century additions to the house and a separate carriage house were built by Bradley Palmer during his tenure on the property in the first half of the century.

In the earliest parts of the house there are three public rooms (dining, keeping and parlor), a bathroom, a kitchen, a breakfast room and an entry/stair vestibule on the first floor, four large bedrooms with three bathrooms on the second floor and a high, useable attic; the later extensions include a sunporch, back porch, pantry and laundry on the first floor and three bedrooms on the second. There is a full basement under the entire building (See floor plans on page 24).

The total occupiable space is about 5,100 square feet on two floors. With the useable areas of the attic being about 2,000 square feet and the basement contributing another 1,900 square feet, the total useable area is about 9,000 square feet. The sunporch on the north side and the small porch on the east end ell are not included in these areas.

Overall, the house is in reasonably good condition, considering that maintenance has been neglected for a extensive period of time. However, many of its systems need maintenance or replacement.

The carriage house is a one story, wood framed, six-stall garage apparently built in two stages. The center and south areas have plastered walls and ceilings and a concrete floor slab; the western area is unfinished on the inside and has a wood floor. The entire building is raised off the ground and is supported by mortared stone piers and masonry foundation walls. The carriage house contains about 1,500 square feet of useable area. It is in fair condition overall; however, the posts between the garage door openings are severely rotted and damaged by insect infestations and several foundation piers have been tilted by frost heaving. Water staining is visible on the ceiling plaster.

History. There is considerable confusion and speculation in previous descriptions of the house regarding when its various areas were constructed. The earliest publication (Historical Collections of the Topsfield Historical Society, Vol. VIII, 1902) states that "The middle part of this two story house, originally one story, is over two hundred years old. It has been remodeled several times during the past century, and several additions have been built. The eastern end was built for Capt. John Lamson in 1840...". The Massachusetts Historical Commission Inventory Form B for the property suggests that the easterly ell, described above as constructed in 1840, was "thought to be the oldest" section. The initial construction date of ca. 1680 is based on Lamson's initial purchase of the land in 1680.

HISTORIC CURATORSHIP PROGRAM

LAMSON HOUSE

BUILDING SURVEY

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

The westerly five bay section may have been built between 1750 and 1800. Based on an examination of both finish woodwork and various concealed structural components, the current five bay westerly component was probably constructed in one or possibly two phases during the last half of the eighteenth century following a typical center chimney plan. The style of the interior woodwork suggests the last quarter as most likely, but these elements could be from a later remodeling. The ca. 1680 house presumed to have been built by Lamson was probably demolished when the current structure was erected, insofar as no First Period structural elements were observed behind existing finishes.

It is conceivable that the original 1680 one story structure was instead kept as an ell that was then remodeled in 1840 to become the two story ell illustrated in a 1902 photograph of the property in the Topsfield Historical Society Collection. If so, Bradley Palmer (or his predecessor in 1840) reworked this section so extensively that all traces of the 1680 structure are now gone.

The dining room shows an exposed cased summer beam suggestive of First Period (ca. 1680) construction with later remodeling. However, partial removal of the casing revealed that the beam is a sawn timber with no signs of ever having been exposed as a summer beam. The casing is modern and probably installed by Palmer. Plaster stains and lath nail marks on the underside of the beam show that the ceiling was originally located below it. Further examination of the cornice moldings below the ceiling make clear that Palmer took down the original ceiling and installed a new one raised up to the underside of the floor joists to evoke an earlier appearance (Figures 19 and 20). The overall 16 foot square dimensions of the room are also inconsistent with a First Period date.

The ceiling framing in the parlor side was also examined and found to have characteristics typical of Georgian rather than First Period construction and with no signs of ever having been exposed. Again, the basic room dimensions are not characteristic of First Period construction.

With the parlor having a north-south summer beam instead of an east-west summer beam like the dining room, along with some small dimensional variations across the front facade, the house may have been initially constructed with a three bay plan and then enlarged to five bays towards the end of the eighteenth century. However, the restricted openings for viewing the attic floor and roof framing did not provide any evidence, such as paired chimney girts, to confirm a two-phase construction. The variations in the framing may as likely reflect idiosyncracies in the construction process rather than different phases.

The back keeping room has exposed framing that is entirely a fabrication of reused beams to evoke early construction.

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

Historical Significance and Rehabilitation Guidelines. The building in its current form is a Colonial Revival interpretation of an eighteenth century farmhouse. The structure retains much of its original late eighteenth century interior and exterior fabric in the main block, several Colonial Revival interior spaces based on salvaged materials evoking the eighteenth century and intact, early twentieth century Colonial Revival additions. The intact components possess substantial integrity and warrant careful preservation.

There are also interior spaces renovated by Bradley Palmer that are utilitarian in function and without significant character-defining features. These interior spaces can undergo routine repairs and alterations without compromising the historic integrity of overall complex.

The following features and spaces are designated as High Preservation Priority and require a strict conservation/preservation approach toward repairs:

Exterior components of the south and west facades of the main block, including clapboards, trim, window frames and sash and doors.

The front rooms of the main block on both the first and second floors, which retain substantially intact original late eighteenth century finishes of high quality.

The keeping room in the main block and the entry hall and stair in the middle ell. Both retain substantial Colonial Revival detailing using salvaged eighteenth century building materials from other structures.

Only severely damaged individual elements should be replaced and then only with in-kind materials marked with the replacement date. Contractors performing this work should have experience with historic building materials and processes. Interior spaces in this category should not be altered in layout and finish materials.

The following features and/or spaces are designated Medium Preservation Priority:

The north and east facades of the main block, the facades of the middle and easterly ells and the sunporch facades.

The sunporch interior, particularly the crease-molded paneling on the south wall of the first floor.

The second floor of the ell, limited to the fireplace in the bedroom and the marble sink in the bathroom.

HISTORIC CURATORSHIP PROGRAM

LAMSON HOUSE

BUILDING SURVEY

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

Character and detailing should be maintained; however, it is generally acceptable to replace moderately deteriorated items with in-kind materials.

Rear spaces in the main block, the kitchen and bathroom spaces in the middle ell, all of the east ell, the entire basement and the attic except the original floorboards on the west end are designated Low Preservation Priority. Components have little or no significant character-defining features in relation to the significance of the property. Modification of the spaces and routine repairs of defects can be carried out as required to accommodate new uses provided there is no visible effect on Medium and High Preservation Priority building components.

B. Description and Condition of Structural Systems

Roof. The roof framing of only the eighteenth century parts of the house was accessible and even this required the removal of plaster and wire lath to observe the actual condition and sizes of the rafters and purlins. Typical of the eighteenth century, the roof system consists of vertical, one inch thick sheathing boards laid across intermediate 4 inch wide x 3-1/2 inch deep pine purlins that frame into principal rafters. There also appears to be a layer of plywood over the old boards. Member connections are made with mortise-and-tenons or notches and pockets. The 4 inch wide x 5-1/2 inch deep oak rafters must be supported at their midspans by struts down to the attic floor in order to carry any loads other than their own weight; with the struts in place, the roof can support the 30 psf snow load required by the present Massachusetts State Building Code. It is apparent from corresponding empty, face-lap notches in the rafters and attic floor beams that the present struts are not located in their original positions. The originals may have been taken and left out for a period of time, causing the pronounced sway-backed appearance of the roof.

Because the other areas of the roof were over occupied living areas and were finished with plaster, they were inaccessible. However, these other areas are of later periods (1840 and ca. 1910) and probably of 2x framing similar to modern construction. The roof planes are true and flat, exhibiting no unusual sagging or settlements. The 1840 roof construction may be marginally undersized because of the scarcity of good construction lumber by the mid-1800's. The 1910 roof framing is probably conservatively designed, considering that modern design load requirements and an extensive engineering literature on wood construction was available by 1890. Because of their satisfactory performance over a century or more, no further general investigation is necessary. Nevertheless, whenever new roofing is installed, it is always a good practice with older wood buildings to remove random pieces of fascia and soffit boards to verify that the rafter ends have not been damaged by moisture or insects.

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

Floors.

Attic. The eighteenth century attic floor has a framing system that generally mimics the layout of the roof framing. One inch floor boards lay across 3 x 7 oak joists that are supported by 6 x 7 oak beams; the beams are positioned directly under the rafters and act as ties to restrain the outward thrusts at the bottom of the rafters. The attic framing can support about 30 psf total load, assuming that each beam is supported at midspan by the walls underneath; this load exactly equals the sum of a 10 psf dead load (weight of the ceiling and flooring) plus the 20 psf live load required by the Building Code for attics. However, this does not include the pressure of the struts propping up the rafters. If the maximum snow and live loads were to act simultaneously, the roof-attic framing system would be stressed well above generally accepted safe stress levels. Therefore, any extensive remodeling should include a sub-framing system to reinforce the original roof and attic framing; except for a continuation of its attic use, the attic framing would have to be reinforced anyhow in order to carry other occupancy loads. Reinforcement might include the addition of steel hangers at the joists to reinforce their notched ends, the addition of posts or walls to shorten the spans of the beams or the addition of new beams to reinforce the existing beams.

Second Floor. The second floor framing in the eighteenth century areas consists of floor boards over widely spaced, small 2-1/2 x 3-1/2 and 2-1/2 x 6 joists that frame onto central 10 inch wide x 8 inch deep summer beams. (Summer is an English word that derived from the Old French word *somier* that meant central or main beam). The second floor framing can support about 40 psf total load. This is just equal to a 10 psf dead load and the 30 psf live load required by the Building Code for a second floor of a residence.

The ca. 1910 area of the house was inaccessible. Presumably it is adequately framed with 2x8 joists arranged like the first floor framing to carry the minimum second floor residential load of 30 psf.

First Floor. Visible in the basement, the first floor framing is generally modern southern pine joists and beams. The area under the dining room on the east side of the chimney is framed in the eighteenth century style, but only the 12 x 8 white pine summer beam appears to be original; the joists are modern southern pine cut to match the original 3 x 4 joists and the pockets in the sides of the summer beam. (Similar framing running in the same direction may have occurred on the west side of the chimney, where the remnant of a cut-off tenon can be seen in the south wall sill). The first floor can generally support over 55 psf total load; this is somewhat in excess of a 10 psf dead load and the 40 psf live load required by the Building Code for a first floor in a residence.

The framing is generally in good condition except for an old 8 x 7 beam under the central partition at the dining room and at some joists next to the entrance

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

ramp at the 1910 ell. There is a pronounced settlement along the 8 x 7 beam from the lally column toward the block bearing wall. The floor above is also uneven in this area. The lally column has minor corrosion at its base, which should be cleaned off and the metal repainted. A six inch diameter cedar post in the corresponding location at the west side of the chimney has about 1/2 inch of rot around the perimeter of the base, but otherwise is in good condition.

Although the 8 x 7 beam and cedar post exhibit "old-house" settlements and minor damage, there is no reason to replace them at this time. The settlement in the beam is probably locked in the walls on the first and second floor and could not be leveled by the installation of a new beam.

Foundations and Sills. The eighteenth century areas have mortared stone foundation walls while the 1840 and ca. 1910 areas have concrete basement walls; all of these walls are in good condition. The floors are concrete slabs on grade in generally good condition although they have been undermined at some drain access openings in the area next to the entrance ramp in the 1910 ell.

From the inside of the house, the sills appear to be in good condition. However, judging from the extensive damage at the exterior walls, this appearance is probably deceptive. A large timber sill can be hollowed out at the bottom and exterior side by rot and insects and still maintain its load bearing capability if enough sound material remains on the top and interior side. Eventually a hollowed out sill will crush or rotate, causing damage to the exterior wall.

The sills should be inspected from the outside by removing clapboards and sheathing. Rotted and insect-damaged sills should be replaced. An overall inspection should be made by an insect specialist and extermination should follow if active infestation is found. However, to the extent that the sills are damaged by and infested with carpenter ants, the source of moisture that is attracting the ants should also be removed.

Chimney. The brick and mortar at the central chimney is generally sound although the top courses are loose, a typical condition for most older houses. The flashing at the roof was left above the shingles when the roof was last resingled. Because of the chimney penetration at the ridge, the roof does not appear to have a serious problem with leaking, but certainly the flashing is dysfunctional. The furnace chimney at the 1910 ell is a hollow brick shell that carries several flues; one can step into the chimney in the basement and see various masonry floors for the flues. This chimney also seems to be in good condition.

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

C. Description of Plumbing, Heating and Electrical Systems

Plumbing. A metered 3/4 inch domestic water line from the town water supply presently serves the house. Distribution pipe is copper. There is an abandoned well pump and cold water storage tank with associated piping in the basement; however, the resident in the house stated that the pump is inoperative.

The four inch cast iron sanitary sewerage lines are connected to an on-site disposal system of unknown age and capacity (Figure 4).

There is substantial water infiltration into the basement that is controlled by an underslab terra cotta drainage system connected to a 15 inch deep, poorly constructed sump (Figure 5). There are holes drilled into the three inch thick basement floor slab to allow water standing on the slab to drain through; the soil around the hole has been washed away, causing the slab to be undermined, cracked and broken in the vicinity of the sump.

The bathroom fixtures are a mixture of early wall-hung lavatories and modern water-closets and bathtubs; all of them are serviceable.

A single frost-proof fire hydrant is located near the carriage house behind the house.

Domestic Hot Water. A 40 gallon electric hot water was installed in 1991; although it provides adequate service for the house, it would be more efficient energy-wise to replace it with a gas or oil-fired hot water heater (Figure 6).

Central Heating. The basic heating system is a "one pipe" steam system with an oil fired boiler and cast iron radiators. Within the past five years, a new Weil McLain boiler, Beckett oil burner, condensate pump and steam traps have been installed, but the other heating components were not updated. High humidity and condensation in the basement have caused heating and furnace components to deteriorate prematurely; for example, the boiler breeching pipe is collapsed and no longer connected to the chimney (Figure 7); the breeching pipe is the exhaust pipe that connects the furnace to the chimney. This is a dangerous condition that can result in carbon monoxide escaping into the house; the present resident was informed of this condition. Another example is that piping and fittings are rusting and over 50 percent of the pipe insulation has disintegrated and fallen away; the insulation may be an asbestos containing material (ACM). Insofar as this potential ACM lies on the floor, it is being tracked about and may also be contaminating the sump pump system discussed above.

Most of the rooms in the house have cast iron radiators but many of them are disconnected (piping bypassed around) due to blocked return or vents; none of

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

them have any controls. The only connected radiator on the second floor is in the bathroom.

There is a 1,000 gallon fuel oil tank of unknown age, material or condition buried on the south side of the house.

The existing heating system should be drained and flushed and new breeching installed from the boiler to the chimney. All pipe insulation should be removed and replaced; piping should be upgraded and replaced as needed. The oil tank should be removed and replaced. Missing radiators should be replaced and all of them should be reactivated and reconnected where they are presently not functioning; flow valves with high/low settings and remote sensors should be installed at each radiator.

Electrical. The existing 150 amp, 110/220 volt single phase electrical service is fed from a pole at the east side of the house. Located in the basement, the main panel is a modern type with overload protection by circuit breakers (Figure 8); however, branch circuits are protected fuse plugs. A number of junction boxes and some of the Emt and Bx wiring in the basement are severely rusted.

A typical room has only two duplex receptacles and a minimal amount of light sockets and switches. Bathroom receptacles and switches are ungrounded two prong type. There are no emergency lights and smoke detectors.

Further inspection of the electrical system in the basement will be required to determine how extensively moisture has affected the integrity of the electrical components. This should be performed by a licensed electrician using instruments to detect any dead or shorted circuits. At the least, ground-fault protection in the bathrooms and kitchen, "hard-wired" smoke detectors and, possibly, emergency lighting systems should be installed. Additional switches, receptacles and light fixtures should be installed to provide modern levels of electrical service.

D. Description of Exterior Elements

Roofing. Being only a few years old, the roof shingles are in good condition. New, modern molding and soffits were also installed on the front of the western side of the eighteenth century area.

Walls and Siding. The building retains late eighteenth century hand riven Eastern White Pine clapboards on both the west and south facades of the main block. These are important historic elements on the exterior that should be retained and preserved. They are 52 to 54 inches long and have had their ends

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

shaved (skived is the term usually used) to provide a watertight lap with the ends of adjoining clapboards (Figure 9). The lap was cut by hand with a draw knife or plane. The nails used appear to be an early hand-headed cut nail, suggesting a date in the 1790's for the installation of the clapboards. The clapboard surface is somewhat weathered and fragile due to extended periods when the paint weathered off. The combination of surface texture and short lengths with lapped ends gives the facade a unique texture that will be lost if they are replaced with modern clapboards.

The early clapboards are fragile with a number of them having sizable cracks and other defects. The nailing of some is loose, particularly where they butt against trim. A number are missing where they have been removed recently to expose potential framing repairs. Paint is generally poorly adhered with a crazed surface.

The original clapboards should be retained with badly cracked or damaged individual ones replaced with new radially sawn white pine clapboards of the same length available from specialist suppliers. The clapboards recently removed to examine the sill should also be replaced with new reproduction clapboards matching the originals assuming they have not been retained for reinstallation. The skiving of the lapped ends should be done with a draw knife and a shave horse as the cut is a compound angle cut that cannot be readily set up on a table saw. Any plane marks on the exposed faces of the new clapboards should be removed before installation by sanding or planing.

Loose clapboards should be renailed. In some cases sheathing may require repair to provide sound nailing for the clapboards. This will require temporary removal and reinstallation of the original clapboards.

The replacement of original clapboards and other carpentry repairs to the original elements of the building should only be done by craftsmen experienced with this type of work on eighteenth century buildings.

The other facades of the main block and two ells all have modern clapboards with butt-ended joints. There are limited areas that require repair and/or replacement, but most of the clapboards are in sound condition except for the paint.

Runoff from the roof and splashback water have soaked and rotted the lower clapboards, water-tables and sheathing just above the ground. In most of these locations, the wood materials are within a few inches of the ground. The most severe damage occurs along the front of the eighteenth century building (presently covered in black tarpaper) and at both the front and back of the 1840 addition. The 1910 ell is in good condition but the wood base of the sunporch is also rotted where it sits directly on or adjacent to a concrete slab on grade.

HISTORIC CURATORSHIP PROGRAM

LAMSON HOUSE

BUILDING SURVEY

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

Where a roof step back along a wall, such as between the higher eighteenth century building and the somewhat lower 1840 building, the wall clapboards rest directly on the shingles and absorb rain water flowing down the roof. Further, as water cascades off the edge of the roof, it washes against the eighteenth century wall that projects forward from the 1840 facade, soaking it and eroding the wood fibers (Figure 10). There are no gutters anywhere on the building.

Where splashback and cascading water are observed, gutters should be installed to collect and direct water from building fabric. Modern red cedar clapboards may be used for replacement of the modern clapboards on the other facades.

At random locations, cornice molding is missing or rotten. This damage most often occurs where a roof butts against a wall or at the corner of a roof. While much of the cornice trim on the main block has recently been replaced, the west side and adjoining portions of the north side appear to be original. The pieces at the northwest corner damaged by water and squirrels should be pieced out with wood Dutchmen rather than completely replaced (Figure 11).

The cornice work on the remainder of the structure is modern and can be replaced with matching material as required. Several short sections were noted to be missing or badly damaged.

Windows and Shutters. The west facade retains the original eighteenth century molded sill and pegged construction window frames (Figure 12). Although the surface of the sills are somewhat weathered, these are important elements that should be retained and conserved in place using epoxy consolidation and filling techniques where needed. Any required replacements elements should match the originals in all respects.

The south facade has window frames with rectangular sills that appear to late 19th or possibly early 20th century replacements of the original molded sills (Figure 5). Any replacements of these elements should match the existing rectangular sills rather than the original molded ones. The window frames on the east facade of the main block and the 1840 ell are replacements installed by Bradley Palmer. Likewise, the other frames on the north facade and the ells were modern when they were installed by Palmer.

The frames as originally installed in the main block had single hung sash (the upper sash being fixed) with no weights for the bottom moveable sash. They were modified in the mid-twentieth century to be double hung without weights or balances. The sash had kerfs cut in their top and bottom rails to fit into metal weather stripping tracks attached to the head and sill of the frame. There are no parting beads and the sash slide against the wood jambs of the frames. The sash are a hodge podge of ages and conditions, some on the front of the house dating to about 1800 while most on the west side are mid- to late-

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

nineteenth century replacements. The original sash are 15/16 inch thick but the various replacements are usually 1-1/4 inch thick; various adjustments were made to accommodate these later windows in the frames. Some of the front sash have had additional pieces added to the bottom rails to provide strength or to fit the modified frame better (Figure 13). Glazing putty is in poor condition on all sash. Many of the sash have old glass that should be retained (Figure 14).

The sash and frames in the north and west facades should be retained, conserved, reglazed with new putty, and the jamb weather-stripping system modified to provide more effective operation without further damaging the sash and frames. Antique glass should not be removed and rebedded unless it is loose to minimize the risk of breaking it. Repair of sash and reworking frames will take considerable effort and expense. Returning the sash to single hung operation would simplify the problems.

The other sash and frames throughout the building can be replaced as required to provide sound functional operation provided the replacements visually match the appearance and basic detailing of the existing ones (i.e., single paned glazing set in through-muntins similar to the existing muntins in size). Many of the casement sash on the north facade are in extremely poor condition and require complete replacement. (Figure 15).

Interior storm windows could be added behind the single-pane sash in order to conserve energy and prevent condensation on the restored windows, provided the character of the storm windows does not damage existing casing and is consistent with the overall character of the room.

The shutters on all the windows probably date to Palmer's renovations, but some may be more recent replacements. Many are in poor condition with loose or missing slats and badly weathered wood surfaces (Figure 16). Most do appear to have their hardware, although it is not all in working condition. The shutters are an important visual component in the appearance of the building as renovated by Palmer.

Repair or provide matching new shutters on all openings. Where new shutters are installed reuse old hardware. Installation should be done so that shutters could functionally operate if desired.

Doors, Entries, Porches. The surround for the main south entry on the main block appears to be original to the eighteenth century structure; most of its elements are secured with hand wrought nails. The pilaster bases are rotted and damaged by insect and rodents (Figure 17); they require substantial restoration

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

work, which should exactly match the profiles and dimensions of the surviving original pieces.

The front door is an eighteenth century door that is probably original to the structure. Its exterior side is currently unpainted and extremely weathered; painting this door should be a high priority in order to save it. It should be primed with an oil-based primer and then coated with a durable, water-based paint. The lock stile has extensive damage that will require skillful repair with wood Dutchman inserts and epoxy. Eighteenth century exterior doors rarely remain on most structures.

The surround on the middle ell is a modern copy of the main block. It is in substantially better condition but still requires some repair.

Perform major carpentry repairs to restore the original entry surround and door on the main block with special care to match all original details and profiles exactly. Perform minor carpentry repairs on the ell door surround.

The bulkhead door and the wood steps leading down into the basement on the west side of the building have rotted and collapsed; the mortared stone side walls are intact but need some repointing.

E. Description of Interior Elements

The interior consists of four major components: first, the original five bay wide main block; second, the middle ell; third the east end ell; and fourth, the sunporch to the north of the main block. The main block, the middle ell and the sunporch all contain substantial areas of historic building fabric that require sensitive treatment in order to comply with the Secretary of the Interior's Standards for Historic Preservation for Rehabilitation. The east end ell is entirely of ca. 1910 construction with an interior of strictly utilitarian service areas; its interior can be modified as required to accommodate new uses.

The historic interior building fabric includes both substantial amounts of original eighteenth century materials and finishes located primarily in the front rooms of the main block and finishes installed in the first third of the twentieth century by Bradley Palmer to evoke an earlier "colonial" appearance. These finishes include both genuine eighteenth century materials removed from other buildings and specially fabricated new finishes. In the context of this report the term "original" will be used to denote eighteenth and early nineteenth century building materials that appear to have always been located in their present position. Such items may actually date from either the very first construction of the building or a subsequent early remodeling.

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

General Description of Interior Elements by Function.

Flooring. The floors are probably the original wide pine flooring, but the boards on the first floor were removed and reinstalled by Palmer in conjunction with reframing the floor. When replaced, the floor may also have included early boards reused from another building. The floors in the front rooms are painted and are in reasonably good condition for their age and type, with various minor defects that require some carpentry repairs and/or the insertion of splines to close gaps between boards.

The second floor is laid directly on the joists without a subfloor.

All wide pine flooring should be preserved with minor carpentry repairs to fill cracks and secure loose boards and they should be repainted as required over the existing paint. The paint should not be stripped.

Walls and Ceilings. Most of the plaster walls and ceilings are modern dense plaster installed on wire lath by Palmer. However the exterior walls in the front rooms retain the original horsehair and lime plaster over wood lath at most locations that were checked. Some of the walls are papered over the plaster and in the parlor chamber there was painted paper over the plaster. There is some cracking in the plaster and many of the painted surfaces are lumpy and uneven on both the modern and original plaster.

The original plaster is significant and should be retained; the modern plaster on wire lath can be replaced as required to produce acceptable surfaces. At a minimum, all of the plaster surfaces will require substantial preparation for repainting including removal of loose paint, repair of minor cracks, and some skim coating.

Doors and Woodwork. The walls in first and second floor front rooms next to the fireplaces are fully paneled with good quality Georgian style woodwork. This paneling, most of the doors, chair rails where present and the post casings are original construction throughout the front portion of the original block. These materials are usually in sound condition for their age and type. However, in most cases the paint is reasonably tight and without major crazing; it should not be stripped. Exceptions are cited in the room sections below.

The paint on the historic woodwork has a heavy buildup that somewhat obscures the molded details, but most of it is tight and sound except at the windows. The retention of historic paint layers preserves the record of past decorative treatments, allows for more accurate dating of individual elements if desired in the future and provides a surface appearance characteristic of the age of the woodwork. Removing the paint in a way that does not damage the woodwork is very time consuming and extremely expensive. The paint should not be

HISTORIC CURATORSHIP PROGRAM

LAMSON HOUSE

BUILDING SURVEY

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

stripped from the woodwork in the primary historic spaces, but can be painted over as required.

The paint was not tested for lead, but based on its age should be assumed to have a number of layers with a high lead content. The stripping of the lead paint to comply with lead paint regulations, if applicable, would result in substantial damage to the woodwork as well as be very expensive. If lead paint stripping is required it should be noted that regulations allow some modification to standard procedures to minimize damage to historic wood surfaces on National and State Register Properties. Uses of the property that are likely to require lead paint removal should be avoided if possible.

Retain existing painted woodwork in the primary historic spaces as it is now without stripping. Prepare and repaint as required for functional usage.

Most of the doors are hung on wrought iron H hinges that are reproductions installed by Palmer; a few are original (the originals are generally thinner metal). The original latches are typically Norfolk type latches dating from the 1820's through the 1840's (Figure 18). These may be salvaged old latches installed by Palmer. Regardless of age, the H hinges and Norfolk latches should be retained.

Description of Specific Interior Elements in Each Room.

Dining Room. The fireplace wall paneling, most of the doors, the post casings and the lower portion of the cornice are original construction. There is a moderate bow visible in the paneling that was caused by structural loading of the paneling as the building frame has settled over time from various causes. Insofar as equilibrium has been achieved, this should be left as it is. There is also a horizontal crack in the overmantel panel; this should be left as it is insofar as it will open and close seasonally with humidity and temperature changes and any repair would be very disruptive to the historic fabric.

The upper part of the cornice moldings was added by Palmer along with the casing over the summer beam to create an earlier or possibly more formal appearance to the room. These changes should be retained as they are a significant component in Palmer's Colonial Revival changes (Figures 19 and 20).

The floor has a stenciled finish on it that is modern and does not need to be retained. There is a curious hump across the center of the floor that does not correspond with the framing below. This type of defect is typically caused by extreme dampness in combination with freeze/thaw cycles and could have occurred if the house was left unheated for part of a winter. This hump can be

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

corrected by removing the boards and trimming them to fit before relaying them.

Front Hall. The woodwork throughout on both the first and second floors appears to be original. The stair treads and risers are original based on the limited view of their construction from the dining room closet. One or more treads are cracked and require repairs from underneath to provide reinforcement without replacing the tread. The stair railing may be a replacement from the first half of the nineteenth century or it may possibly be original. The plaster on the chimney wall is modern. The hall should be retained as it is with minor carpentry and plaster repairs as required.

Parlor. The paneling in this room is the most elaborate in the house and it is further distinguished with a mantel shelf that appears to be of the same date as the primary paneling. The paneling forming a cupboard door to the left of the mantel may be a feature added by Palmer, reusing early salvaged paneling or it may be an early change to the room. It has an extra fillet on the thumbnail molding around the panels that is not present on the rest of the paneling. Paint research that is beyond the scope of this report would be required to determine the origin of this feature and confirm that the mantel and the paneling are of the same age (Figure 21).

One panel to the right of the mantel has been pushed in, breaking the supporting portion of the stile on its back side. This should be repaired, but will require some ingenious carpentry to accomplish without taking apart the wall to get at the back side (Figure 22). The paint on this wall is deeply crazed and will require more extensive preparation to produce a smooth surface on repainting. The paint should not be stripped despite the defects.

The windows include sliding pocket shutters, another feature that should be retained and preserved (Figure 23).

The floor in this room has a hump similar to that in the dining room; it can be repaired in the same manner.

The framing of the ceiling in this room was checked for first period construction by partial removal of a floorboard in the chamber above. The framing was conventional eighteenth century construction that had never been painted or exposed to view from the parlor below. The framing does run in a different direction from the dining room, but this is probably a idiosyncrasy of construction rather than proof that the main block was built in several stages.

Repair the floor hump; repair the pushed in panel; perform paint preparation as required to mask the extensive surface crazing before repainting.

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

Bedrooms Above the Parlor and Dining Rooms. The fireplace wall paneling is simpler than the first floor rooms but otherwise similar and in sound condition. The crown moldings above the plaster walls in both rooms appear to be additions by Palmer when he replaced the original plaster ceilings. In the bedroom above the dining room the H hinges on the closet door to the right of the fireplace are original.

Keeping Room. As originally constructed, the back of the eighteenth century house would probably have contained a central kitchen with small service rooms and possibly a back stair on the sides. In typical Colonial Revival fashion, the entire back of the house was rebuilt into one long space called the "Keeping Room", with a focus on the original kitchen hearth. The basic dimensions of the fireplace together with its back wall and two bake ovens are original, but most of the other fabric in the room is material reused from this space and/or historic salvaged material from other buildings.

The wall surrounding the fireplace is made up of vertical, feather edge sheathing stained a dark brown. This is old boarding that may be from the original kitchen, stripped of its paint and reinstalled in a new configuration. One board has some metal, reputed to be a musket ball, embedded in it. The beams are old framing timbers from another building that have been connected to the wall plate with large modern bolts; one of these beams is severely checked on one side (Figure 24). The flooring is old flooring that has been relaid, stripped of paint and stained a dark brown. The bookcases are modern evocations of colonial period kitchen cupboards. Palmer's evocation of a colonial keeping room is more theatrical than antiquarian; most old material is reused in ways so uncharacteristic of original period construction that it stands out very clearly.

The material of the keeping room is generally in sound condition. It should be retained and preserved complete with the bookcases and its dark stained finishes as a Colonial Revival period piece.

Sunporch. The door from the keeping room to the sunporch may be a genuine eighteenth century door with a good quality reproduction (or possibly antique) Suffolk type thumb latch. The paneling in the sunporch appears to be old reused wall sheathing boards that have been reworked with vertical moldings known as "crease moldings" to look like genuine seventeenth century wall sheathing. Because the plaster stains on some of the boards do not extend into the back of the moldings clearly shows that the moldings were added after the plaster was removed. The second floor porch has more of the same board sheathing. This material should be retained with its stained finish as significant Colonial Revival material.

Rear Portion of Second Floor, Main Block. The hallway and room along the north wall were heavily reworked by Palmer to serve as modern, functional spaces. Floors are strip yellow pine and, except for the west wall window and

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

doorways to the front rooms, casings and trim are from the 1920's. These spaces may be altered as required.

There is a pronounced slope in the hall floor toward the porch that may have been caused by relative structural settlements. The high point seems to be adjacent to the bearing wall underneath. However, there does not seem to be any structural distress in the surrounding walls.

Attic. The attic roof framing and walls in the main block were completely covered over by Palmer with wire lath and cement plaster. Insulation was added beneath the attic floor and the original floorboards in the easterly half generally replaced. The westerly half retains the original floorboards. The window sash are modern replacements in poor condition. The remaining original floorboards, floor framing and roof framing should be retained and preserved in place, but in other respects the attic may be altered as required to fit functional needs, including the removal of the plaster.

Middle Ell. This section was heavily reconstructed by Palmer as evidenced by its appearance in a 1902 photo with two windows across the front instead of the current three. The gable on the rear was likely added at this time. The hallway and staircase are lined from top to bottom with eighteenth century raised-field paneling reused from other buildings in a manner uncharacteristic of period usage. Close examination of it reveals inconsistent panel sizes, surface textures and joinery details that reveal that the paneling came from a variety of places and was altered as required to fit the space. The diagonal paneling on the staircase was newly constructed by Palmer to fit the space. Doors opening to the hall are typically nineteenth century, possibly reused from the old ell. The flooring is strip yellow pine.

No substantial defects are apparent in this space. The paneling, doors and plan of this area should be preserved as a significant Colonial revival space. Surfaces may be repainted and plaster repaired as required for functional usage.

The other spaces in the ell have been modified first by Palmer and more recently by others to serve as functional bathrooms and kitchens. Other than the 1920 era marble sink and fixtures in the second floor bathroom, which should be retained, there are no features that warrant preservation treatment.

Easterly Ell. The rooms within this section are ca. 1920 utilitarian spaces having varnished strip yellow pine floors and simple wood and plaster finishes.

The easterly ell interior may be modified or reconfigured as required to meet functional needs. Some doors have Norfolk latches which should be retained and reused.

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

- F. **Carriage House.** With 2x framed roof and walls, the most interesting feature of the carriage house structure is the framing supporting the first floor. The earth is at the floor level at the front and south side of the building but it slopes away underneath the building. The front and south walls are supported by a concrete foundation wall but the floor and back walls are on timber and steel beams that cross over mortared stone piers. Some of the piers near the west end of the building are cracked or have tilted and tipped over from frost action in the ground (Figure 1). However, the floor framing is stiff enough to skip over the fallen piers without visible settlement.

The superstructure framing that could be seen is in good condition except for rot and insect damage in the posts at the sides of each garage door. This damage is so severe, however, that the posts are leaning over and related walls, siding, plaster and trimwork are also badly damaged (Figure 2). The roof probably leaks also; while the framing could not be seen directly, the roofing is old and torn in several places (Figure 3) and the plaster ceilings are water-stained.

F. **Building Code Issues**

Because of the age of the house, it does not comply with many of the requirements of the fifth edition of the State Building Code. The code requirements are found in Article 34. One and Two Family Dwellings. However, the Code does not require a general compliance retro-fitting when renovations are made; rather, at Section 3400.2.4 it simply states that replacement components must comply with current requirements. Therefore nonconforming stairs, egress dimensions, insulation values, etc. need not comply if they are not being altered or the residential use is not being changed.

Nevertheless, existing conditions which clearly create a life safety hazard should be upgraded as a matter of common sense. Such hazards would include damaged, fallen and weak structural elements, inadequately grounded wiring, loose asbestos containing materials, lack of smoke detectors, severely rusted piping and improperly attached furnace exhaust pipes. Furthermore, certain items should be upgraded as a matter of economy. These would include insulating walls and the attic at the same time the siding is being repaired and weatherstripping the windows and doors.

However, items that may either be in code compliance or exempted from compliance if the residential use were to be continued may not be acceptable if the house is converted to a more public use, such as an inn or office. In that case, Article 32, "Repair, Alteration, Addition, and Change of Use of Existing Building" would control the reuse and renovation of the house. Again, full compliance with the requirements of the code for new buildings is not required, but the standards for life safety functions and accessibility are stricter than the requirements of Article 34 (One and Two-Family Dwellings) of the code. Such

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

items would include the direction of egress door swings, fire-rated separations between different uses and at enclosures for egress stairs (Sections 3203.12 and 3204.6), the presence of a fire-alarm system, egress lighting, exit signs (Sections 3203.9, 10 and 11), separate-sex bathrooms, etc. Federal and state accessibility regulations may require that a ramp and chair-lift be installed.

G. Conclusion and Recommendations

Although the house is generally in good condition, many of its systems need maintenance or replacement. Nevertheless, the property can be rehabilitated to make it suitable for contemporary use without compromising its historic features. The following recommendations and estimates assumed that all renovation work will be in conformance with the United States Secretary of the Interior's Standards for Rehabilitation. Based on the above discussion, the following repairs and replacements are recommended:

1. Provide four new 6x8 timber beams on top of the attic floor to support the vertical props under the principal rafters. These beams should be the full width of the attic. A walkway can be built across their top surfaces to make access into the room practical. By simply laying them on the floor, they will not damage any existing building fabric and can be removed if justified by an engineering analysis during a future renovation.
2. Clean and paint the steel lally column in the east side of the basement of the main block.
3. Replace the sills on the south side of the main block and the 1840 addition. Remove and save the clapboards as required in order to inspect and repair any damaged sheathing and studs. Retain original clapboards except replace badly cracked or damaged individual ones with new radially sawn white pine clapboards of the same length available from specialist suppliers. The clapboards recently removed to examine the sill should also be replaced with new reproduction clapboards matching the originals assuming they have not been retained for reinstallation. The skiving of the lapped ends should be done with a draw knife and a shave horse as the cut is a compound angle cut that cannot be readily set up on a table saw. Any plane marks on the exposed faces of the new clapboards should be removed before installation by sanding or planing.

Because of the sliding pocket shutters, the potential damage to original clapboards and the marginal benefit where drafts have been eliminated by weatherstripping, insulations should not be installed in hollow walls

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

in the oldest area of the building. It may be installed where clapboards are not original and where there are no pocket shutters.

4. Replace the sills and damaged wall bases of the sunporch and replace them with pressure treated wood or build up a concrete, block or brick sill in place of wood.
5. In other locations, loose clapboards should be renailed or, if damaged, replaced with modern cedar clapboards. In some cases sheathing may require repair to provide sound nailing for the clapboards. This will require temporary removal and reinstallation of the original clapboards.
6. The replacement of original clapboards and other carpentry repairs to the original elements of the building should only be done by craftsmen experienced with this type of work on eighteenth century buildings.
7. Where clapboards touch roof shingles, cut the clapboards so they are at least one inch above the shingles; do not damage the wall flashing. Verify that flashing exists and install it if it is not present. Install gutters or roof deflectors where there is an insufficient overhang in order to channel water away from walls under or adjacent to roofs.
8. Repair missing and damaged cornice moldings. At the northwest corner, repair the molding with matching dutchmen rather than removing and replacing the original molding.
9. Epoxy, consolidate and repair original window sills and frames on the west facade of the house.
10. Remove and recondition all of the window sash off-site; replace excessively "modern" casement sash from the north side of the house.
11. Repair or replace the shutters and their hardware on all openings.
12. Repair the damage pilaster surrounds and cornice at the front doors, using replicated dutchman pieces carefully spliced into the original. Prepare and paint the weathered front doors, especially the original eighteenth century one; preparation should include repairs the stiles where various handles and locks have damaged the original material.
13. Prepare and paint all peeling and bare areas on the exterior of the house.
14. Remove and replace the damaged bulkhead door and frame on the west side of the house.

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

15. Clean and paint interior floor boards and wood panels without extensive sanding or removal of underlying paint. Remove, trim and relay humped floor boards.
16. Remove loose paint, repair minor cracks, skim coat as required and paint interior plaster walls and ceilings.
17. Remove, clean and reset the loose two or three courses of brick at the top of the chimneys; remove and replace the roofing shingles immediately around the chimney, properly weaving the shingles and chimney flashing together.
18. Break up and remove the basement floor slab in the east end ell where various drain holes have been drilled through the slab. Trench, install drains at the low areas and backfill with crushed stone. Place a new slab over the filled trenches. Rebuild the sump pit to collect and hold water until it can be pumped away.
19. Replace the hot water tank with a gas or oil-fired tank.
20. The existing heating system should be drained and flushed and new breeching installed from the boiler to the chimney. All pipe insulation should be removed and replaced; piping should be upgraded and replaced as needed.
21. The oil tank should be removed from the ground and replaced with an indoor one in the basement.
22. Flow valves with high/low settings and remote sensors should be installed along the hot water lines; missing radiators should be replaced and all of them should be reactivated and reconnected where they are presently not functioning.
23. Install additional wall receptacles in each room, hard-wired smoke detectors and ground-fault protection in bathrooms and the kitchen.
24. Retain a licensed electrician to inspect the electrical system, using testing instruments to detect the presence of dead or shorted circuits.
25. Remove tilted, cracked and broken piers from under the carriage houses and replace with new concrete piers set four below the ground surface.
26. Temporarily prop up the front of the carriage house and remove the existing front wall, damaged wood flooring, posts and doors. Rebuild the walls and posts with pressure-treated wood set off the ground on

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

concrete block piers or curbs. Recondition and rehang the garage doors. Replace the existing roof shingles with new shingles.

H. Renovation Costs

Based on the above recommendations, costs were estimated for renovating the Lamson House and its adjacent carriage house. These are shown in the Appendix estimating forms. Costs for testing and any removal or neutralizing of lead paint, asbestos and any hazardous materials or contaminated soils are not included in these estimates. However, it should be assumed that these conditions exist until tests by outside, independent testing agencies prove otherwise.

Furthermore, the cost estimates are intended for planning and budgeting purposes only and are not intended to be used as estimates of probable construction costs. The actual costs of construction are dependent on market conditions at the time of construction and may differ considerably from these October, 1995 estimates.

J. General Assumptions and Limiting Conditions

This inspection is not a certification of the soundness of the building, a survey or a legal document (for instance, a title examination), although assumptions regarding these and other matters are made.

1. Ocmulgee Associates, Inc. will not be required to give testimony or appear in court because of having made this report, with reference to the property in question, unless arrangements have been previously been made.
2. Any legal description used in this report is assumed to be correct.
3. No survey of the property has been made by Ocmulgee Associates, Inc. and no responsibility is assumed in connection with such matters.
4. No responsibility is assumed for matters of a legal nature affecting title to the property, nor is an opinion of title rendered. The title is assumed to be good and merchantable.
5. Information furnished by others is assumed to be true, correct and reliable.
6. All mortgages, liens, encumbrances, leases and servitude have been disregarded unless so specified within the report. The property is

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

reviewed as though under responsible ownership and competent management.

7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structure. No responsibility is assumed for such conditions or for any engineering or testing which may be required to discover such factors.
8. It is assumed that there is full compliance with all federal, state and local environmental regulations and laws unless noncompliance has been stated, defined and considered in this report.
9. It is assumed that utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass.

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The Massachusetts State Building Code, Fifth Edition. Boston, Mass.: Mass. Secretary of State.

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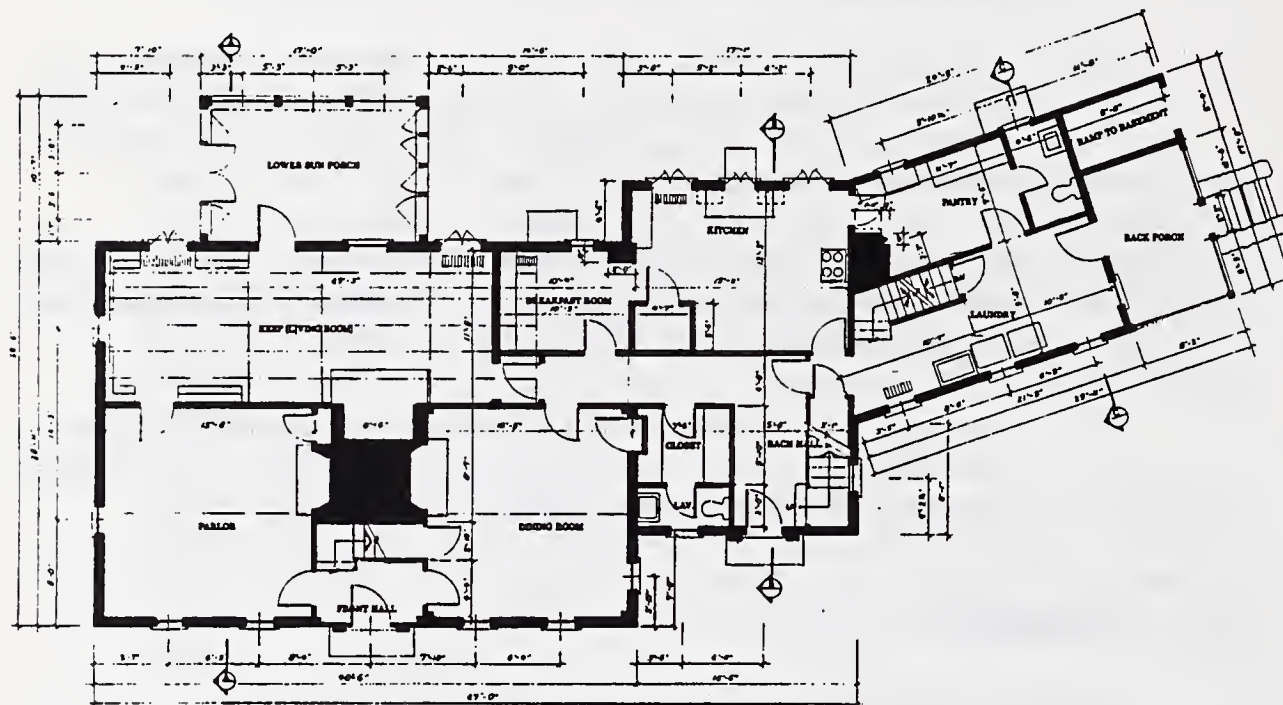
HISTORIC CURATORSHIP PROGRAM

LAMSON HOUSE

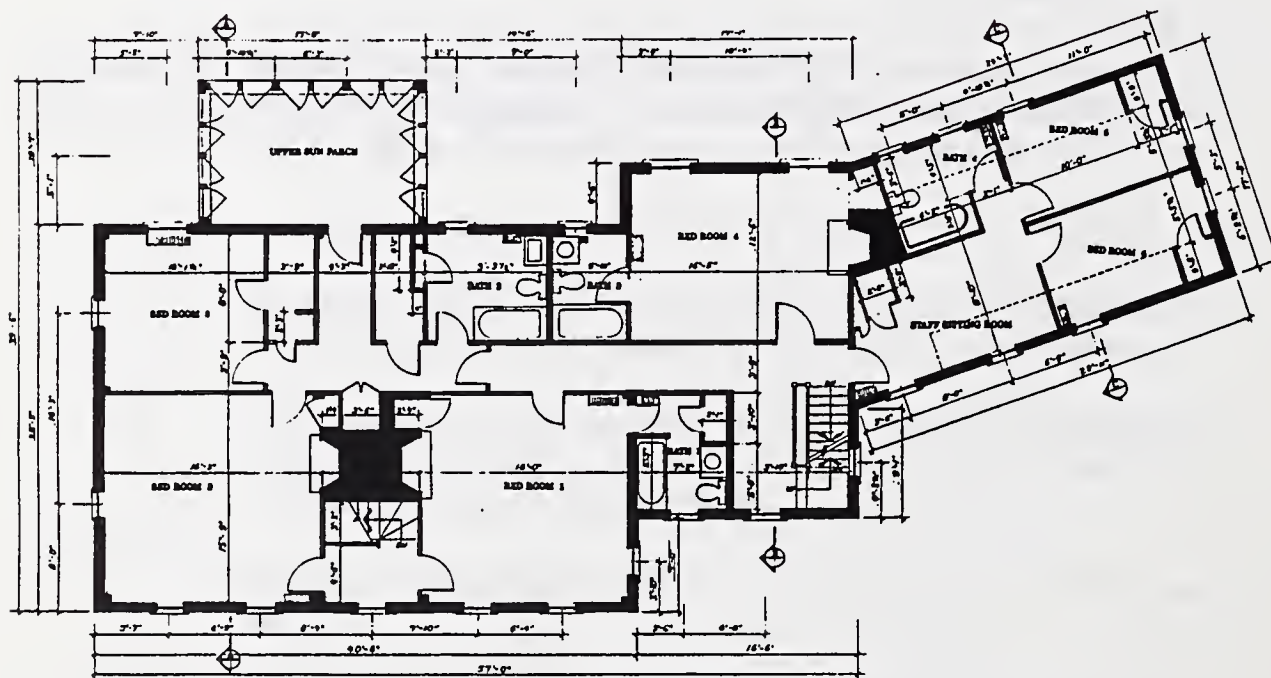
BUILDING SURVEY

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995



Lamson House, First Floor Plan



Lamson House, Second Floor Plan

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

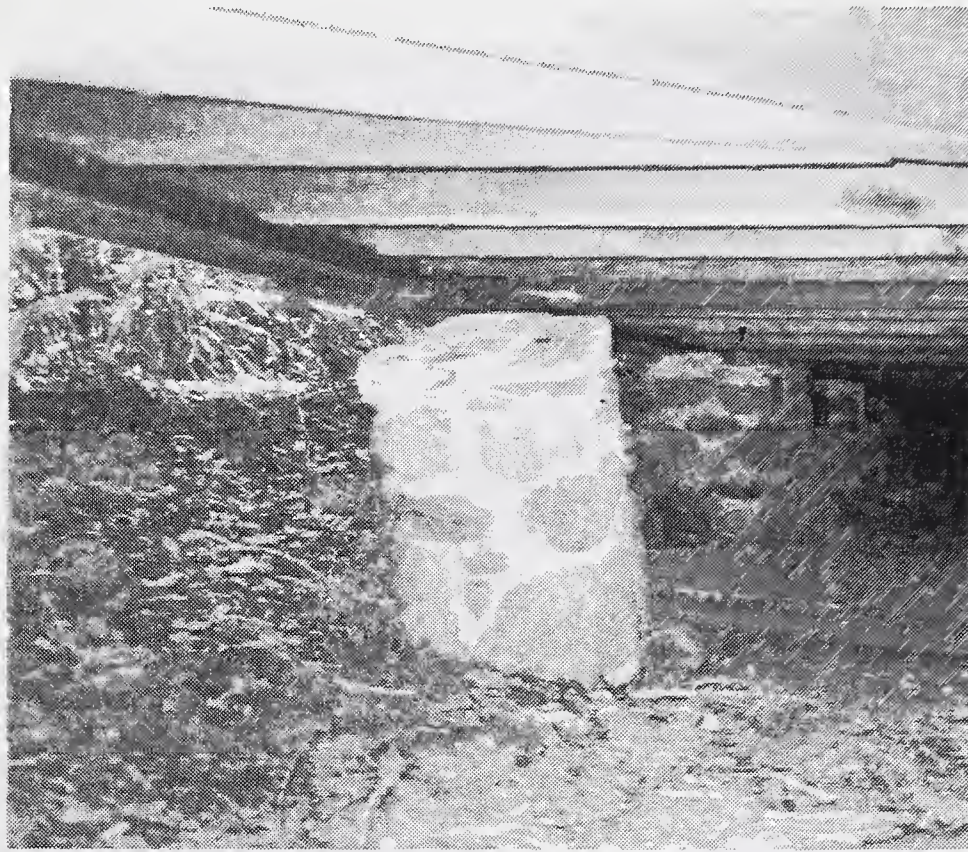


Figure 1. Tilted Pier Under Carriage House



Figure 2. Left Side of Carriage House. Note Leaning Posts Between Doors, Rotted Wall at Right and Missing Trim on Left.

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995



Figure 3. Carriage House Roof. Note Shingles with Torn Corners.

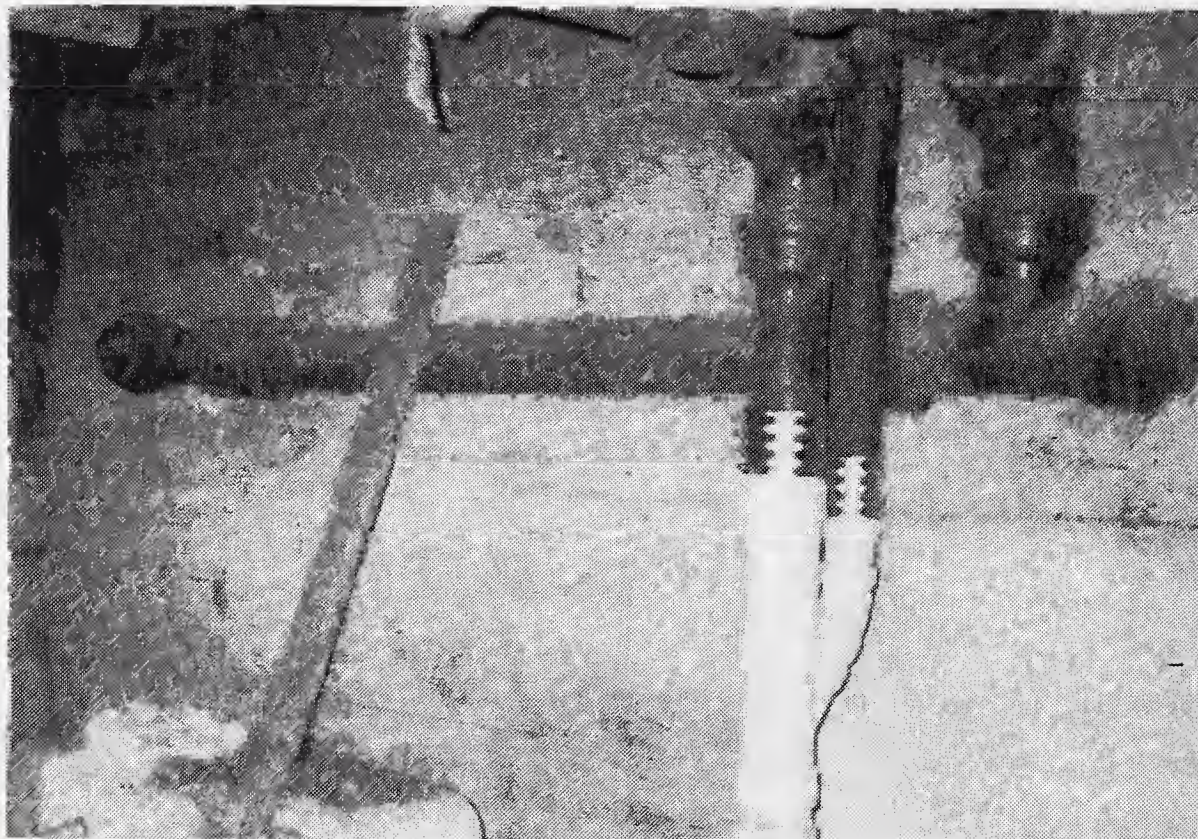


Figure 4. Sewer Outlets to Site Disposal Tank.

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995



Figure 5. Jerry-Built Sump.

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995



Figure 6. Oil-Fired Hot Water Heater.



Figure 7. Furnace Breech Pipe Hanging Loose at Flue Opening.

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

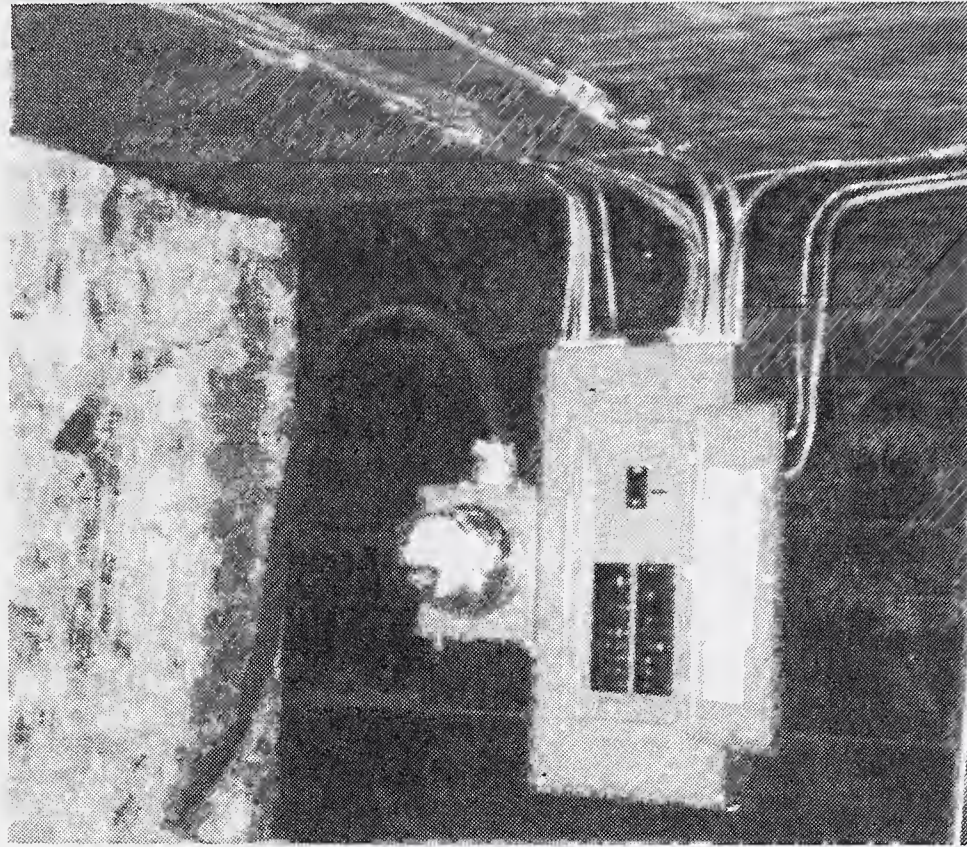


Figure 8. Modern Circuit-Breaker Electric Service.



Figure 9. Original Skived Clapboards.

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995



Figure 10. Upper Wall Clapboards Absorb Water At Low Roof. Note Peeling Paint Below Gutterless Eave.

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

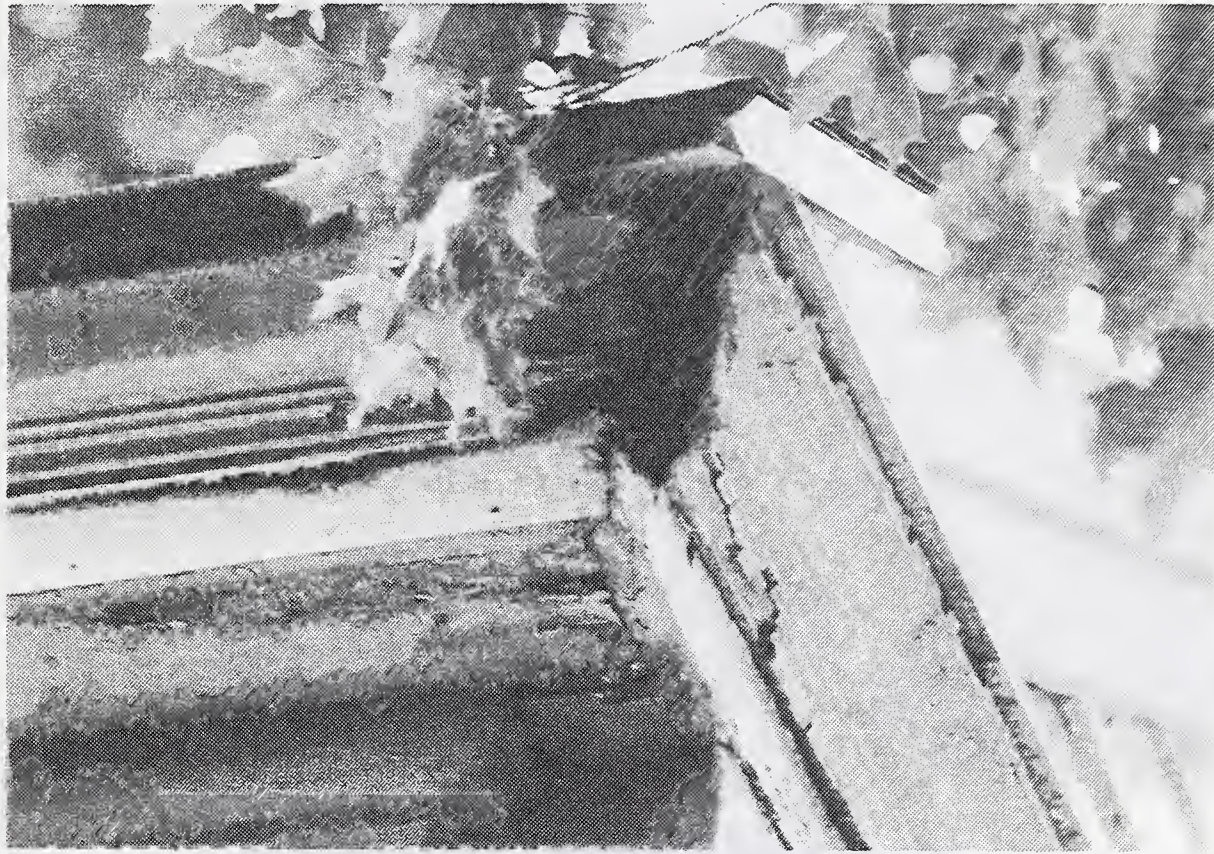


Figure 11. Damaged Cornice.

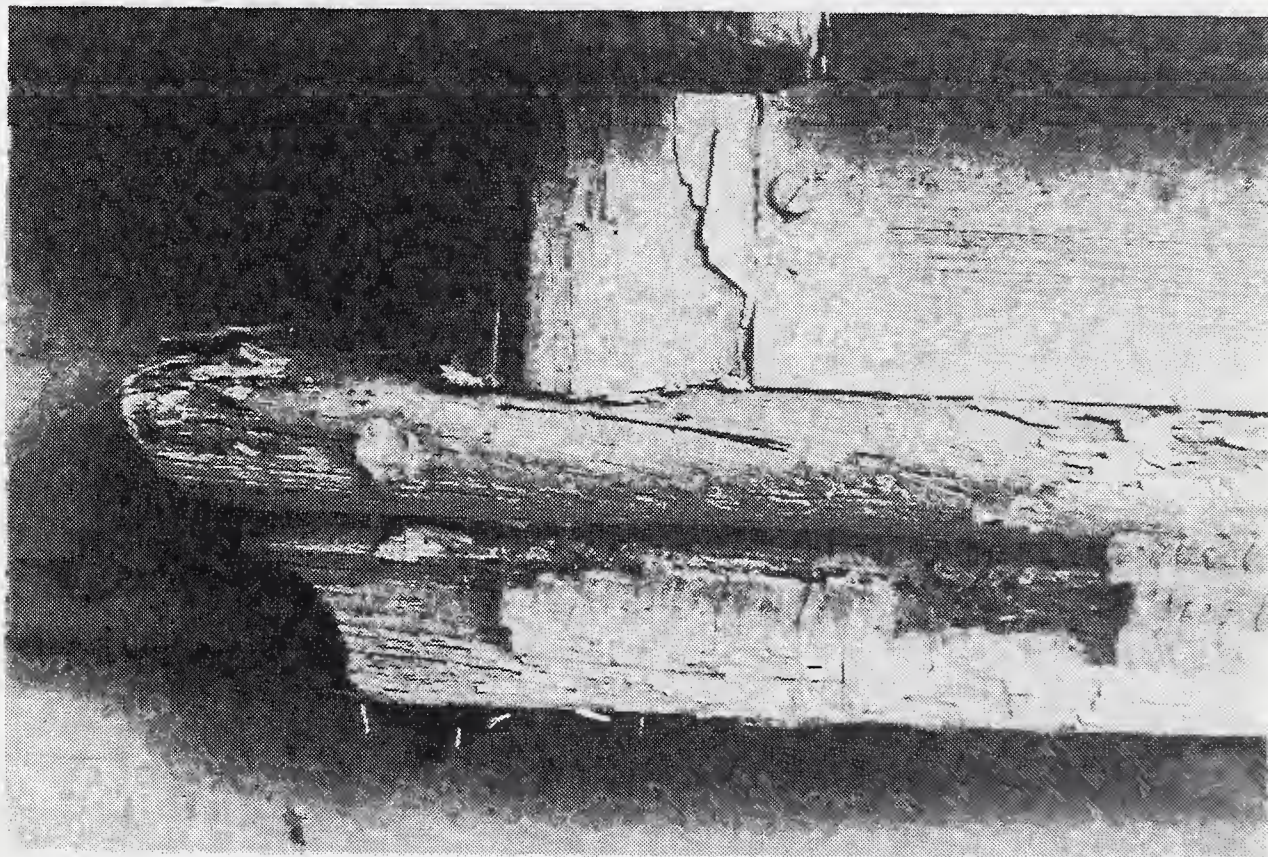


Figure 12. Original Heavily-Weathered, Molded Sill.

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995



Figure 13. Heavily Painted and Damaged Sash with Expanded Piece on Bottom.

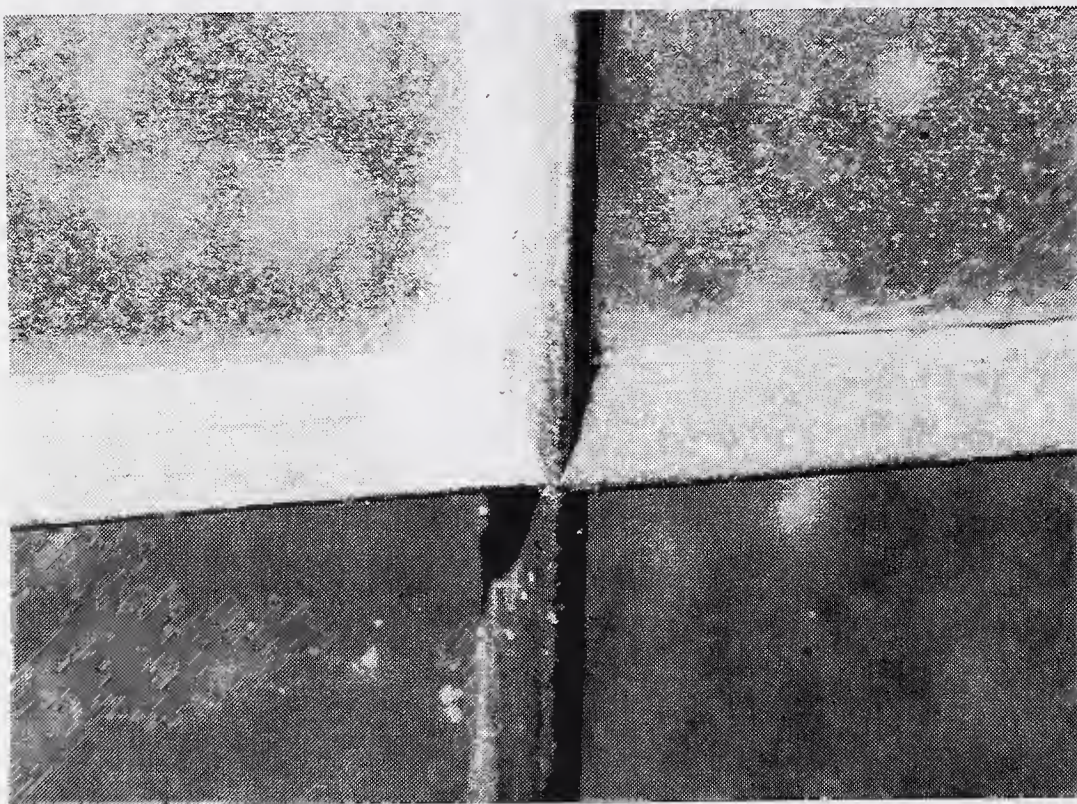


Figure 14. Original Glass & Muntins.

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995



Figure 15. Damaged Casement Sash and Putty.

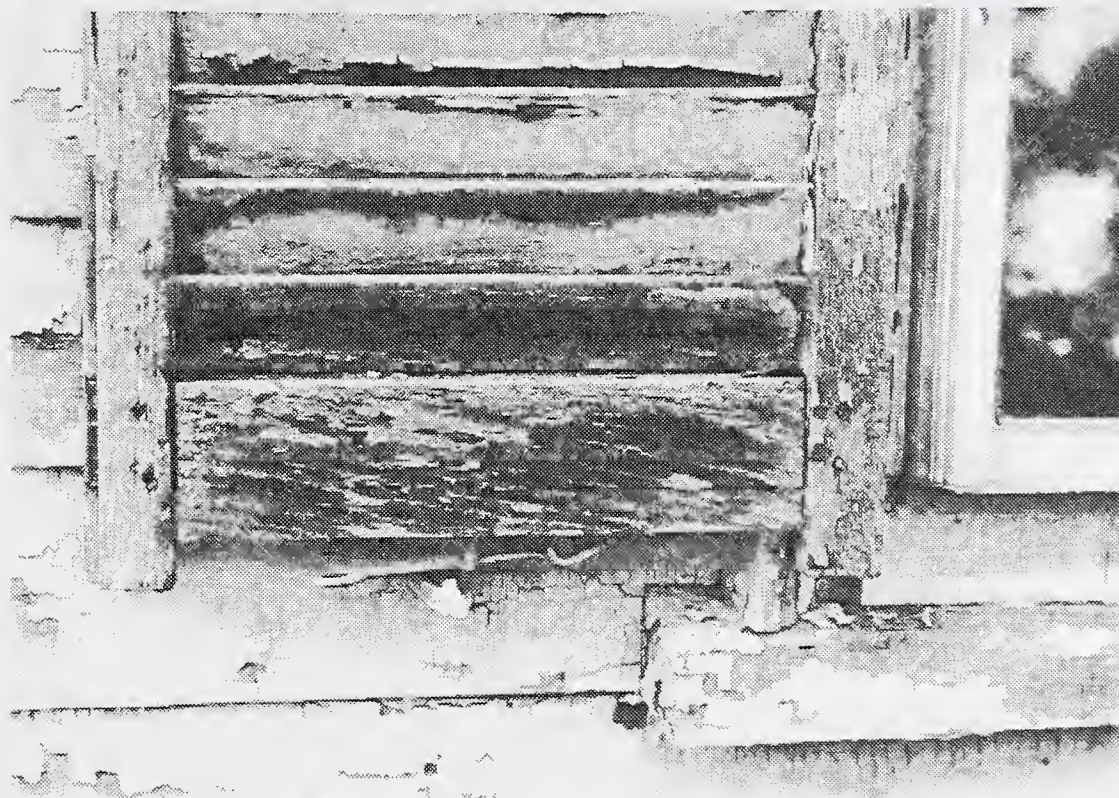


Figure 16. Weathered Sill, Shutter and Paint.

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995



Figure 17. Rotted Wood & Missing Pilaster Base at Front Door Surround.

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

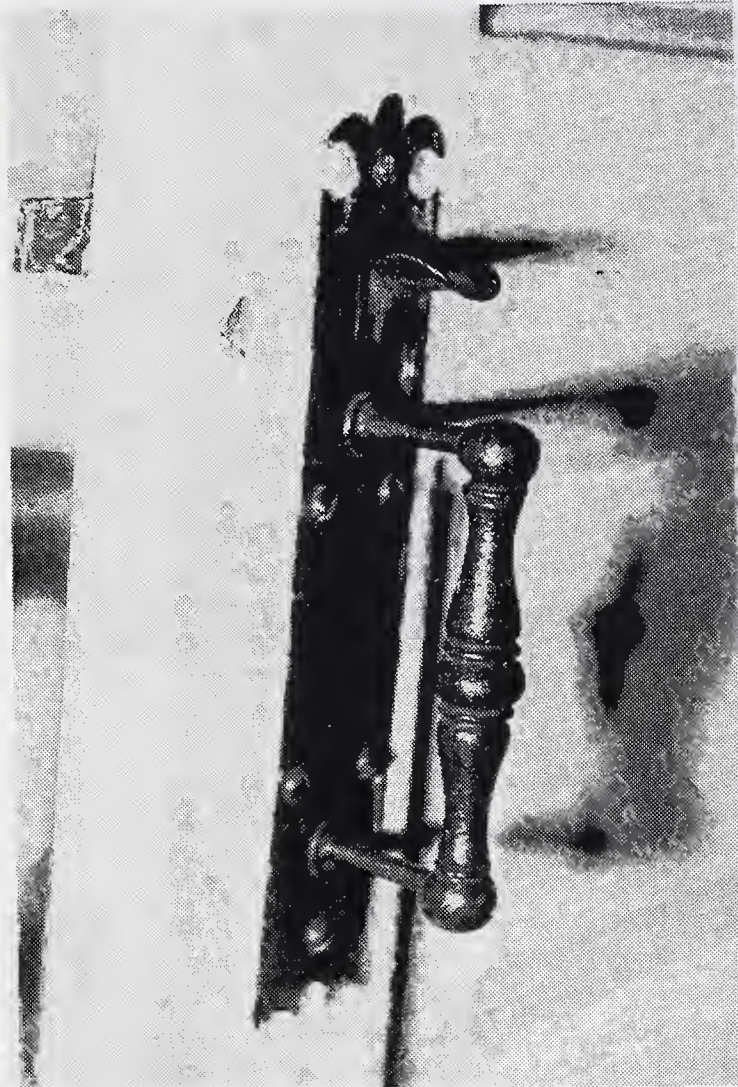


Figure 18. Norfolk Latch.

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

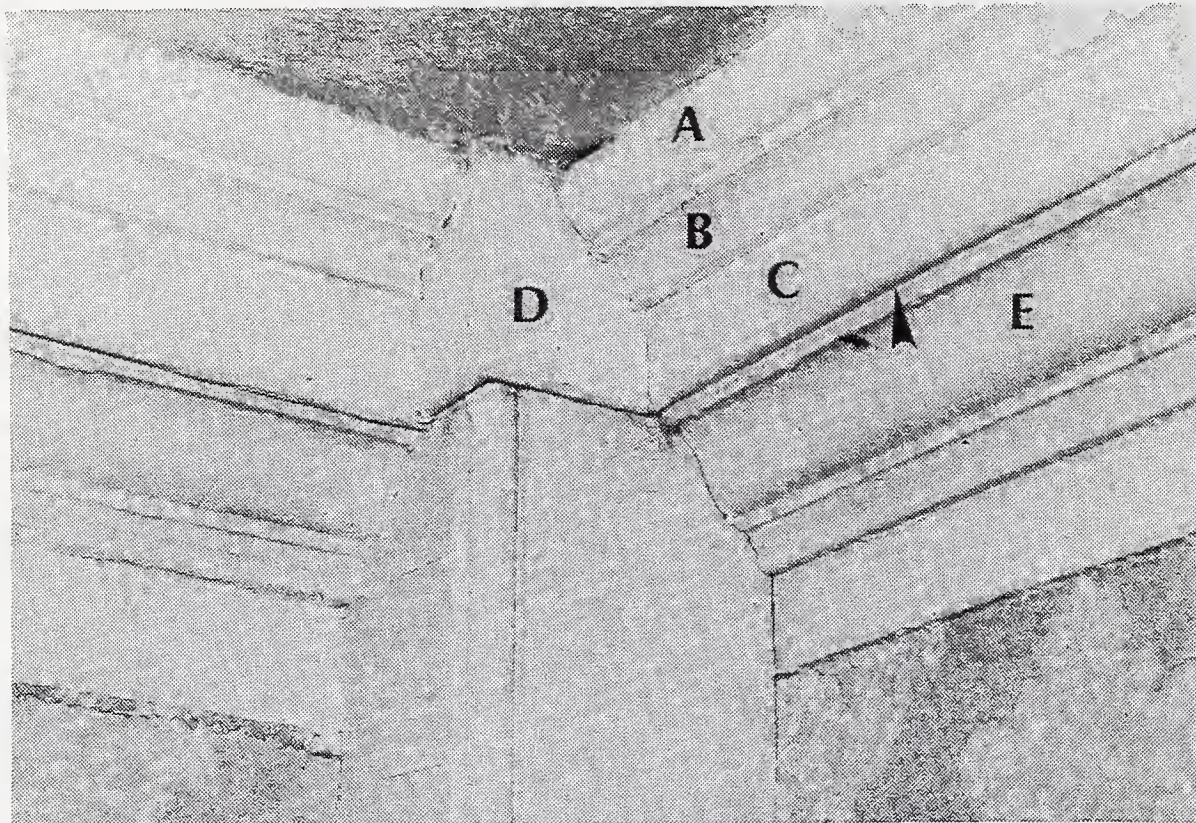


Figure 19. A,B,C,D Molding Added When Ceiling Raised; E is Original Molding.

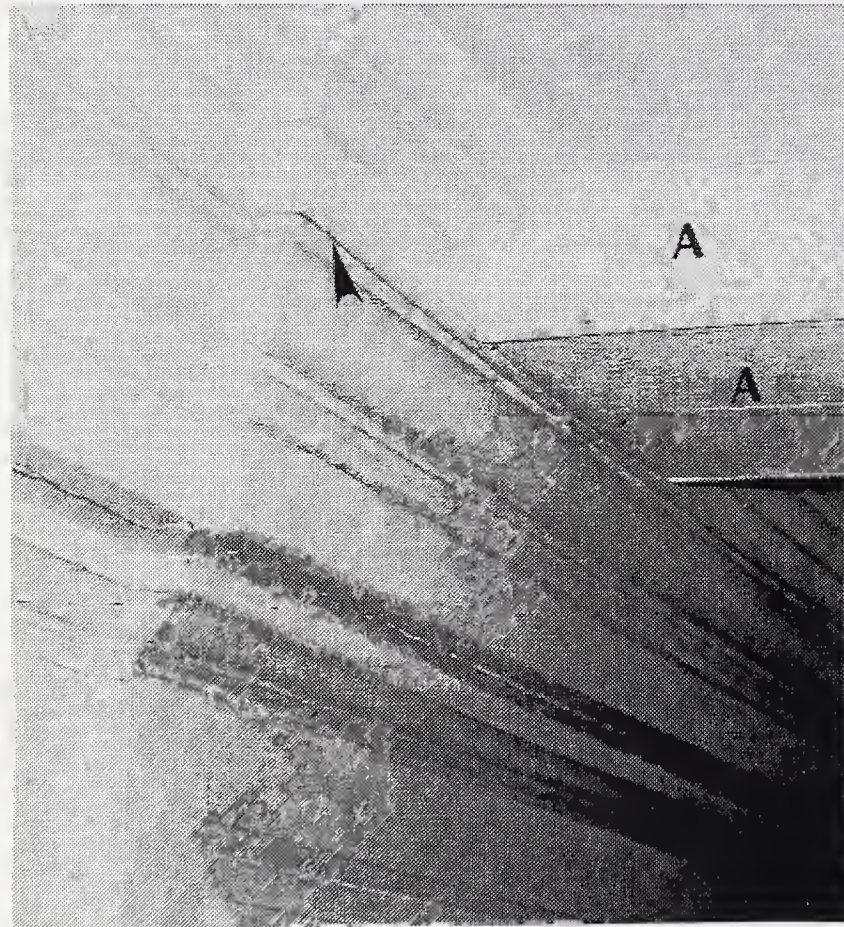


Figure 20. A,A: Summer Beam Boxed When Ceiling Was Raised.

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995

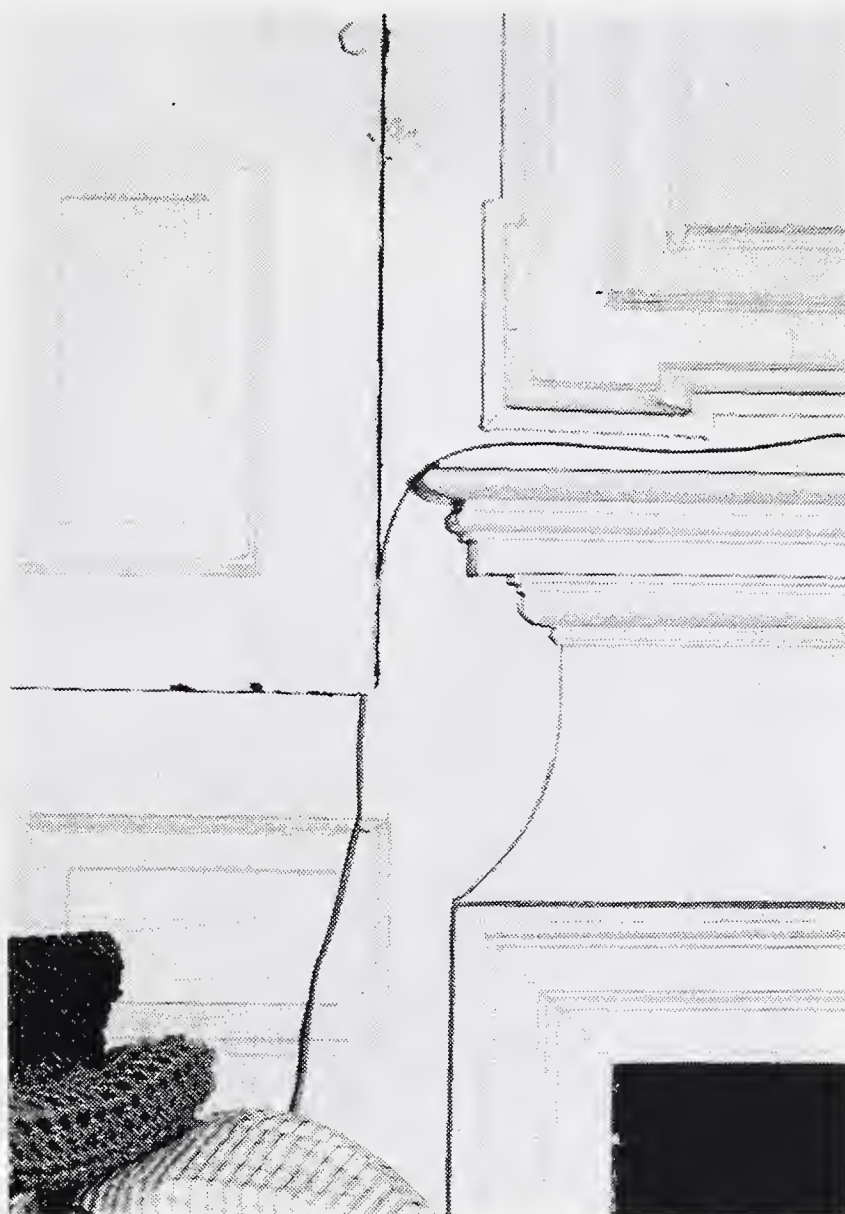


Figure 21. Example of Room Paneling.

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995



Figure 22. Pushed in Stile at Parlor Mantel

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

October, 1995



Figure 23. Sliding Pocket Doors in Parlor

**HISTORIC CURATORSHIP PROGRAM
LAMSON HOUSE
BUILDING SURVEY**

Bradley Palmer State Park, Topsfield, Massachusetts

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Figure 24. Checked Beam in the Keeping Room

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A P P E N D I X

Cost Estimates	6 sheets
Framing Plans	4 sheets

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<u>DIVISION 1 GENERAL DATA</u>				
GENERAL CONDITIONS INCLUDES: PERMITS, TEMP UTILITIES, BONDS, INSURANCE, SUPERVISION, PRINTS, SHOP DRAWINGS, AND FINAL CLEANING				25,765
OVERHEAD & PROFIT				38,647
TOTAL DIVISION 1				64,412
<u>DIVISION 2 SITEWORK</u>				
SEPTIC SYSTEM ALLOW		LS		20,000
REMOVE BSMT SLAB @ EL	520	SF	6	3,120
REMOVE FUEL TANK		LS		2,000
EARTHWORK ALLOW		LS		1,000
BSMT TRENCH & DRAINS	120	LF	10	1,200
CRUSHED STONE	20	CY	50	1,000
SHRUB & TREE REMOVAL		LS		1,500
LANDSCAPE RESTORATION		LS		3,000
DUMPSTERS	3	EA	800	2,400
TOTAL DIVISION 2				35,220
<u>DIVISION 3 CONCRETE</u>				
EL FLOOR SLAB	7	CY	300	2,100
TOTAL DIVISION 3				2,100

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<u>DIVISION 4 MASONRY</u>				
CLEAN/RESET CHIM BRICKS		LS		500
POINT BULKHEAD WALLS		LS		400
POINT BSMT WALLS		LS		1,100
TOTAL DIVISION 4				2,000
<u>DIVISION 6 WOOD & PLASTIC</u>				
SOUTH SIDE SILLS	32	LF	75	2,400
MISC BLOCKING & SHEATH		LS		3,500
REPAIR MIDDLE EL ENT		LS		1,800
REPLACE WINDOW SILLS	5	EA	350	1,750
REPLACE FRONT DOOR TRIM		LS		1,400
REPAIR/REPLACE CLAPBDS		LS		4,000
REPAIR CORNICE MOLDING		LS		1,950
ATTIC BEAMS	500	BF	5	2,500
ATTIC WALKWAY		LS		500
CUT & PATCH FOR MEP		LS		2,500
REBUILD SUNPORCH WALL		LS		4,500
GENERAL CARPENTRY		LS		10,000
TOTAL DIVISION 6				36,800
<u>DIVISION 7 THERMAL & MOISTURE PROTECTION</u>				
ROOF, FLASHING, SEALANTS		LS		4,500

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
TOTAL DIVISION 7				4,500
<u>DIVISION 8 DOORS & WINDOWS</u>				
RESTORE HIST WINDOWS	48	EA	650	31,200
REPAIR/REPLACE WINDOWS	34	EA	500	17,000
DOOR FITTING/HARDWARE	55	EA	100	5,500
BULKHEAD DOOR	1	EA	700	700
REPAIR/REPLACE SHUTTERS	52	PR	300	15,600
TOTAL DIVISION 8				70,000
<u>DIVISION 9 FINISHES</u>				
CLEAN/PAINT BSMT COL		LS		75
PREP/PAINT EXT WALLS	7000	SF	1.5	10,500
PREP/PAINT FASCIA/SOFFIT	420	LF	7	2,940
REPAIR PLAS WALL/CLG		LS		5,000
PREP/PAINT WALLS	15300	SF	0.65	9,945
PREP/PAINT CLG	5100	SF	0.75	3,825
PAINT EXT WINDOWS	82	EA	50	4,100
PAINT INT WINDOWS	82	EA	40	3,280
PREP/PAINT SHUTTERS	52	PR	100	5,200
PAINT INT MILLWORK		LS		10,000
PREP/PAINT DOORS	110	FACE	31	3,410
PAINT WOOD FLOORS	5100	SF	1	5,100

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
TOTAL DIVISION 9				63,375
DIVISION 15 MECHANICAL				
SUMP PUMP		LS		500
FUEL OIL TANK IN BSMT		LS		750
FUEL OIL PIPING		LS		350
BOILER BREECHING		LS		300
PIPE INSULATION ALLOW		LS		3,300
DRAIN, FLUSH, TEST SYS		LS		1,200
HOOK-UP RADIATORS		LS		4,000
REPIPING ALLOW		LS		2,000
FLOW VALVES ALLOW		LS		3,750
PLUMB FIXT RENOV ALLOW		LS		1,250
HOT WATER HEATER		LS		750
REMOVE EXIST PIPE INSUL				NIC
TOTAL DIVISION 15				18,150
DIVISION 16 ELECTRICAL				
ELEC INSP & REFURB INCLU:	5100	SF	5	25,500
EMERGENCY LIGHTS, SMOKE DETECTION SYSTEM, DISTRIBUTION PANELS, REWIRING, GFI, FIRE ALARM, ETC				
TOTAL DIVISION 16				25,500





MASSACHUSETTS